

51-79

BK 7670PG 192

WARRANTY DEED

036617

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS, that ELDON F. RISSE, of WATERVILLE, County of KENNEBEC and State of Maine in consideration of One (\$1.00) Dollar and other valuable consideration paid by **KATHRYN R. ROY**, of WATERVILLE, County of KENNEBEC and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said KATHRYN R. ROY, her heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Beginning at a point in the easterly line of Lloyd Road in said Waterville two hundred (200) feet northerly from the intersection of the said easterly line of Lloyd Road and the northerly line of Mayflower Hill Drive; thence northerly in the easterly line of Lloyd Road and at right angles with Mayflower Hill Drive one hundred (100) feet to the intersection of the easterly line of said Lloyd Road and the southerly line of Glen Avenue; thence easterly at right angles with Lloyd Road and in the southerly line of Glen Avenue one hundred (100) feet; thence southerly at right angles with the southerly line of Glen Avenue and parallel with Lloyd Road one hundred (100) feet; thence westerly at right angles in a line parallel with Mayflower Hill Drive one hundred (100) feet to the point of beginning in the easterly line of Lloyd Road.

Conveyance of the above-described lot or parcel of land is made and taken by the grantees with the restrictions and limitations herein enumerated for themselves and the survivor of them, and the heirs and assigns of such survivor of them forever, for the benefit of the grantor, its successor or assigns, and for the benefit of other property owners of land originally part of the Vigie Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five (25) feet from the lot boundary on Lloyd Road and twenty-five (25) feet from the lot boundary on Glen Avenue, and fifteen (15) feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than Twelve Thousand (\$12,000) dollars as of this day's value; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

MEANING AND INTENDING to convey the same premises as conveyed by Joint Tenancy Warranty Deed from Mayflower Realty Company to Eldon F. Risser and Elizabeth A. Risser, dated May 8, 1956, and recorded in the Kennebec County Registry of Deeds in Book 1041, Page 384. Elizabeth A. Risser died on December 21, 1995, leaving Eldon F. Risser the surviving joint tenant of said real estate.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said KATHRYN R. ROY, her heirs and assigns, to them and their use and behoof forever.

51-79

BK 7670 PG 193

AND I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said KATHRYN R. ROY, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Eldon F. Risser have hereunto set my hand and seal this 27th day of September, 2003.

Signed, Scaled and Delivered
in presence of


_____

ELDON F. RISSE

STATE OF MAINE
KENNEBEC COUNTY, ss.

September 27, 2003

Personally appeared the above named **ELDON F. RISSE** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



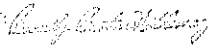
Notary Public/Attorney at Law

Printed Name

MARK J. NALE
Maine Attorney At Law

RECEIVED KENNEBEC SS.

2003 OCT -6 PM 2:40

ATTY: 
REGISTER OF DEEDS